



*6 Hinton Wood Avenue, Highcliffe on Sea, BH23 5AA OIEO £650,000*

**Mitchells**  
1963 — TODAY



# *Hinton Wood Avenue, Highcliffe on Sea*

\*NO CHAIN\* A stylish detached house of about 1400sqft on the prestigious Hinton Wood Avenue and just five minutes' walk from the thriving village centre, cliff top and beach. The house is immaculate and has a chic, contemporary interior with generous rooms sizes, top quality fittings and a lovely garden that enjoys all day sunshine. The current owners have modernised the house throughout to create a bright and stylish home. The original kitchen and dining room have been combined to make a superb kitchen/diner with a high-end Beeck German kitchen, and the main bedroom now features a very smart en-suite. This is a great house in a first-class location.

- **THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINING ROOM • LOUNGE • WC/UTILITY • GARAGE • GARDEN OFFICE/STUDIO • GARDENS • OFF-ROAD PARKING FOR TWO CARS •**



## The Property

- Distinctive detached house with attractive elevations
- Large picture windows in grey aluminium that make the most of the sylvan outlook to the front
- Three generous double bedrooms with wardrobes
- Quality family bathroom with separate shower cubicle plus a designer en-suite to the master bedroom
- Delightful dual aspect lounge with huge picture window and contemporary open fireplace
- Integrated German kitchen with gorgeous Dekton worktops and bi-fold doors to the patio and garden
- Extremely private garden with a sunny south westerly aspect, garden office/studio, workshop and access to the garage
- Short stroll to the excellent pubs, restaurants, artisan bakeries, doctors' surgery, beach and spectacular cliff top walks
- Highcliffe School catchment
- NO CHAIN
- Council Tax 'E' £2658.58
- EPC 'D'



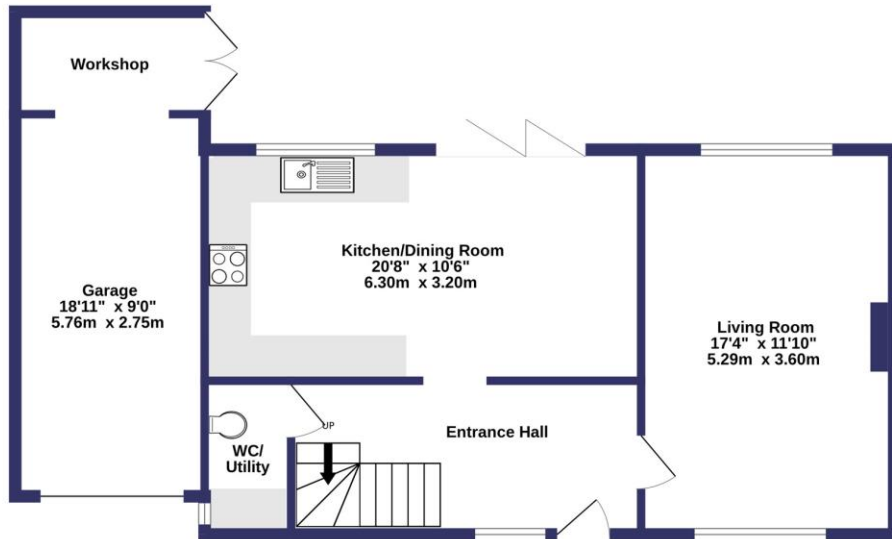


## Location

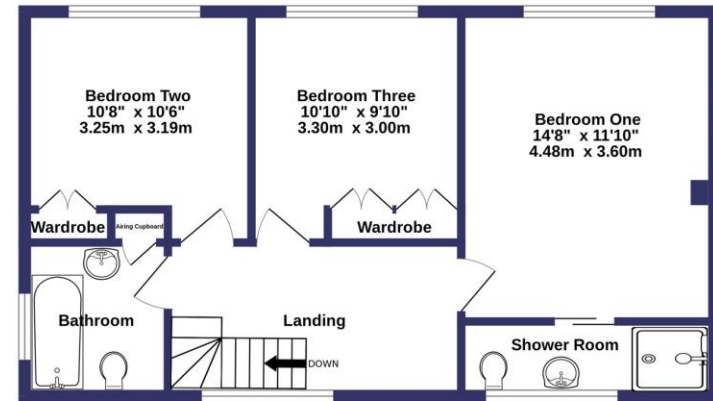
Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.



GROUND FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[mitchells.uk.com](http://mitchells.uk.com)  
[highcliffe@mitchells.uk.com](mailto:highcliffe@mitchells.uk.com)  
01425 272206

Highcliffe on Sea  
284 Lymington Road  
Highcliffe on Sea  
BH23 4TH

